

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☒   
no ☐

Property Name: Greektown Historic District Inventory Number: B-1368  
Address: Gough & Eastern Ave.(N), Oldham & S. Quail St.(E), Hudson St. and Foster Ave.(S), B&O Railroad(W) Historic district: ☒ yes ☐ no  
City: Baltimore Zip Code: 21224 County: Baltimore City  
USGS Quadrangle(s): Baltimore East  
Property Owner: Various Tax Account ID Number: N/A  
Tax Map Parcel Number(s): 0000 Tax Map Number: 26  
Project: Red Line Project Agency: Maryland Transit Administration  
Agency Prepared By: EAC/Archaeology, Inc.  
Preparer's Name: Benjamin Roberts Date Prepared: 3/20/2012  
Documentation is presented in: Enoch Pratt Library--Maryland Room, ProQuest Historical Newspapers Database, Sanborn Fire Insurance Maps, Commission for Historical & Architectural Preservation (CHAP)  
Preparer's Eligibility Recommendation: ☒ Eligibility recommended ☐ Eligibility not recommended  
Criteria: ☒ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no  
Site visit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The Greektown Historic District is located in east Baltimore and is bound by Gough Street and Eastern Avenue to the north, Lehigh and Oldham streets to the West, Hudson Street to the south and Oldham and Umbra streets to the <sup>east</sup> ~~north~~. Residential rowhouses are the predominant building type; however, a central commercial area containing Greek restaurants and other Greek-focused businesses flanks Eastern Avenue.

The Greektown Historic District houses are typical and modest working-class Baltimore rowhouses. Most are two-stories tall with flat roofs and minimally ornamented cornices that allude to the Italianate style; many of these details have been removed and most of the houses have no identifiable style. The houses have two-bay facades and are one-room wide and two rooms deep. They feature simple, two-dimensional fronts with Flemish-bond brick; some are now faced with gray or multicolored Formstone.

Flat or segmental-arched windows predominate. Many windows within the district are replacements consisting of vinyl-clad, one-

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MHT Comments:

Jim Salmons  
Reviewer, Office of Preservation Services

B. Kintz  
Reviewer, National Register Program

6/11/12  
Date

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over-one, double-hung sash units. Each entrance comprises a partially glazed, paneled wood or metal door. Most buildings have ground-floor entrances that front directly on the sidewalk; these entrances are typically approached by a small flight of marble stairs. Commonly, rectangular transoms substitute for the more elaborate fanlights that adorned the entrances of upper-class houses and many contain stained glass displaying the house numbers. Roofs are primarily flat. Typically, marble was used to face the basement level and as steps, or stoops, leading to the front door. A portion of the buildings have covered porches, approached by concrete steps.

The most common form within the Greektown Historic District is a modest two-bay, flat-roof residence constructed of brick with a stone foundation; some have replacement cladding of gray and multi-colored Formstone. At the foundation, vinyl-clad, one or two-light casement windows are situated at the basement level. A small marble, stair leads from the sidewalk to the main entrance on the first floor. The entrance comprises a paneled wood door and a stained glass transom featuring the house number; houses with missing stained glass have the space filled with replacement glass or a wood fill. A vinyl-clad, one-over-one, double-hung sash window, with a fixed transom light, is located in the adjacent bay. It features a marble sill and an arched lintel; some locations have a marble lintel. Narrow vertical one-over-one, double-hung sash windows occupy the two bays of the second story; some residences have an oriel window. The same window configuration, with brick sills and simple jack arches, occupy the upper stories. Residences that have Formstone cladding feature jack arch openings with a large keystone accents over the window and door lintels. Most residences have minimal parapet or cornice ornamentation; the buildings with missing ornament have various replacement materials, including vinyl-siding canopies that angle away from the structure, or flat brick placement to the roofline. Buildings that feature oriel windows on the second story have angled cornice rooflines that match the angles of the bay windows.

Buildings located at the corner of a block typically have a recessed diagonal entrance with a wood or metal door; a window of various style and material is typically placed in the adjacent bay on the primary façade. The first story is typically used as a commercial space, some have signage advertising the business; some are void of fenestration will fill material, typically painted plywood. Some properties feature an enclosed canopy over the entrance, or a total enclosure, clad in painted wood panel with an outer entrance at the sidewalk. A decorative cornice with minimal ornament is situated at the top of the entrance and window, dividing the stories.

Other forms of rowhouses and attached housing exist within the Greektown Historic District. Despite the differences, all remain modest residences of similar form and scale, and built of similar materials. Rowhouses located on elevated topography feature a covered porch, approached by concrete stairs with rails from the sidewalk. The porch is typically clad in brick or stone masonry, with brick columns supporting the wood and brick canopy. Typically, these locations feature grass that occupies the space between the stairs of each residence. Corner residences typically do not feature a porch, but rather a lower story with an entrance at the sidewalk, with a window located in the opposite bay. An enclosed sun-porch with wood-frame one-over-one, double-hung sash window wall occupies the story above the entrance facing the street. The topography of the street creates a stepped roofline.

The rowhouses located at 900-980 Ponca Street feature a distinct form that differs from other rowhouses within the Greektown Historic District. Each residence is two-stories and constructed in pairs, as a duplex, and shares a covered porch and approaching stairs. The façade is comprised of two bays, with the entrance placed to the center of the duplex, typically with a wood door and transom light above the entrance. First story windows are placed to the side of the entrance and vary in style at each residence, ranging from three vinyl-clad, one-over-one, double-hung sash units to fixed, single-pane glass. The second story is comprised of a protruding two-bay structure of varying styles, including front-gable, side-gable, with cladding material unique to each residence. Each structure has a dormer at the roofline with a central placed vent. The porches are clad in stone masonry, classical style columns support the canopy, and concrete stairs approach from the sidewalk.

Also differing from the basic rowhouse form that dominates the Greektown Historic District are the rowhouses located at 200-234

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Oldham Street, which are situated north of Gough Street. Like the Ponca Street rowhouses, each residence is two-stories and constructed in pairs, as a duplex, and shares a covered porch and approaching stairs. The façade is comprised of two bays, with the entrance placed to the center of the duplex, typically with a wood door and transom light above the entrance. Two vinyl-clad, one-over-one, double-hung sash units are placed to the side of the entrance. The second story is comprised of vinyl-clad, one-over-one, double-hung sash units occupying each bay. The buildings feature an angled parapet, typically clad in Spanish tile. The covered porches have railing and three support columns; each column type and cladding differs from others in this area.

Each block of rowhouses backs to an alleyway that can be accessed from the main streets. Typically, each property is marked by a low chain-linked fence or concrete wall with a gate for access to the back yard. The center of the alley is paved with concrete and is angled toward the center to aid with water runoff. Electric and telephone line poles span the length of the alley.

Commercial buildings comprised mostly of restaurants and shops line Eastern Avenue between Lehigh and Umbra streets. The buildings are two-story attached structures constructed in a similar style to the residential units. Brick and Formstone facing predominates. Alterations have been made for the purpose of advertising, including painted signage and metal and canvas canopies; storefront alterations are particularly common at the street level.

The majority of the buildings within the district front a wide concrete sidewalk accented with brick pavers. Eastern Avenue is a highly traveled two-way street with asphalt paving and concrete curbs.

#### Historic Context

Many ethnic groups established distinct enclaves in Baltimore where their cultural and religious customs prevailed in the New World. Greek immigrants began to settle in the Baltimore area in the late nineteenth century. Many sought to move to the United States in hopes of earning money to send home to Greece to provide for their families who remained there. By the early 1900s, many working-class Greek citizens settled in Highlandtown east of downtown; immigrants from Ireland, Poland, Ukraine, and Italy also lived in this area. Jobs in this community and surrounding areas were plentiful and the streetcar system provided easy access to downtown and proximate neighborhoods. Prominent employers included local breweries and Bethlehem Steel; many residents also established their own businesses, typically opening restaurants, confectionaries, or bakeries.

By the 1920s, Greek families began to move to what was referred to at the time as "The Hill of Highlandtown," the area that would first become to be known as Greektown during that decade. The residents established a distinct neighborhood culture, bringing Greek traditions from their heritage. Local services catered to these Greek immigrants, with restaurants, grocery stores, and other shops selling food and wares from Greece. Proximate branches of the Enoch Pratt Free Library provided books in Greek for residents who did not read English.

However, the Greektown's architecture was quintessentially Baltimore. Residences constructed throughout the district were modest working-class rowhouses similar to those found elsewhere in Baltimore and surrounding areas. Sanborn Fire Insurance map research illustrates the construction of residential rowhomes in this area, beginning in the 1910s and continuing through the 1930s. Early homes were located along Macon, Newkirk, and Oldham streets between Foster and Bank streets, in addition to Leigh Street between Eastern Avenue and Fleet Street. The homes were typically two-stories, with flat roofs, and simple façades featuring marble steps. The low-cost availability of bricks and marble at the time made them the preferred building materials. Most homes also featured decorative art-glass windows featuring the homes' street numbers. Today, Greektown's overall layout has changed little since the 1930s.

By the 1930s, the area's Greek population had risen. Many people were opening their own businesses, typically restaurants, shops,

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and coffee houses. During the 1960s, there was a increase in the Greek population in Baltimore, as well as across the United States, because of a reassessment to federal immigration laws allowing families of current citizens to immigrate to America. Prior to this, only 308 immigrants per year from Greece were allowed into the country. By the 1970s, Baltimore's Greek population had grown to nearly 20,000, most living in the Greektown area. Local Greek businesses including small, family-owned shops, bakeries and restaurants continued to flourish, with Greek-focused stores carrying food and imports.

Greek Orthodoxy is the national religion in Greece and is the center of Greek culture. The focus of the Greektown community is St. Nicholas Church located at 520 S. Ponca Street. Although the congregation dates to 1952, the church opened in 1956. The church council has always had a focus on community affairs and supporting local residents, participating in city-sponsored fairs and an annual Greek festival and parade. In addition to serving in the community's religious needs, the church also actively engages in supporting cultural heritage preservation and promoting the neighborhood. The church offers a Greek school for children, typically held after traditional school hours and on Saturdays in an effort to perpetuate the important Greek heritage, culture, and language to younger generations.

In addition to the church, the coffee house, known to Greeks as the Kafeneion, is also central to the Greek community. Coffee houses date back to the seventeenth century in Greece and were places for people, usually men, to gather socially and play card games or discuss politics. The same tradition continued into the Greektown community, with the first Greek coffee house opening in 1918. The coffee shops became a place for immigrants to gather with one another and to speak about Greek history and politics and play Greek card games and backgammon. The Turkish-style coffee served in these coffee houses is different from the typical American-style coffee, brewed thick and dark, typically very sweet with sugar. These traditional coffee houses continue to be prominent community fixtures.

Currently, the modest rowhouses where the early Greek residents moved during the 1910s-30s generally remain intact as a whole, with some homes having exterior alterations made over time. Some have replaced or covered cornice ornamentation with simple vinyl siding, some buildings have Formstone cladding covering original brick; in some cases, the Formstone has been present for years, and has itself achieved notoriety as a character-defining feature of Baltimore's rowhouses. Many houses have replacement windows and doors. However, many retain the original marble stairs and retain art-glass transom windows. The most change in architecture is seen along Eastern Avenue where there is a concentration of commercial and restaurant buildings. Commercial properties in the district have undergone more alterations than residences. As is typical in Baltimore, storefronts have been modernized, particularly at the street level. The relationship between both the commercial and residential buildings and streets has remained the same since the 1930s.

Many residents of Greek descent continue to live in Greektown. Census data from 2000 indicate that there is an influx of Latin residents within the community. Restaurants and businesses catering to this ethnic population are becoming increasingly popular in the neighborhood.

#### Significance Evaluation

The Greektown Historic District was evaluated for listing in the National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation." Note that the Greektown boundaries are loosely defined by several different community sources. While some boundaries appear to strive to be inclusive for business development purposes, the area defined as the historic district and subject to this determination of eligibility is defined as a result of architectural field survey and historic research. The area described here is a cohesive historic district with a consistent architectural vocabulary.

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_

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The Greektown Historic District has been determined eligible for the NRHP under Criterion A for its association with immigrant and settlement patterns in Baltimore and its embodiment of a strong ethnic neighborhood. Buildings within the area were first home to Greek immigrants in the 1920s. The Greektown district is closely associated with Baltimore's immigrant settlement patterns, and demonstrates the immigrants' adoption of Baltimore's building materials and design vocabulary while maintaining a distinct cultural identity. The district's Baltimore working-class rowhouse form, including the mixed-use examples along Eastern Avenue, remains easily identifiable and conveys its early-twentieth century origins. Even some of its subsequent alterations, such as the application of Formstone cladding, reflect the natural evolution and personalization experienced by an active community, and therefore enforces these buildings' continued significance into the early 1960s. Austere post-World War II rowhouse examples, located at the east section of the district, also reflect the district's significant association with this historic trend. Therefore, the Greektown Historic District is eligible for NRHP listing under Criterion A as the embodiment of a distinct Greek-American neighborhood.

Research has not shown that the properties are associated with the lives of persons significant in the past. Therefore, the Greektown Historic District is not eligible for the NRHP under Criterion B.

Most of the Greektown Historic District rowhouses are typical and altered examples of the architectural style; they do not display exceptional design merit, either individually or as a collection. Alterations apply particularly those from the 1910s, the first generation of construction in the neighborhood. Examples with changes can also be seen with the mixed-use examples along Eastern Avenue, particularly at the first floor façades. A good number of the later residences, the daylighters and post-World War II examples, are generally more intact, although they too do not have exceptional merit. The buildings are not the work of a master; they exhibit common materials and forms, which have been altered since their construction. Windows, doors, and exterior cladding have been covered or replaced, and new additions have been added to the buildings. Therefore, Greektown is not eligible under Criterion C.

The properties within the Greektown District were not evaluated under Criterion D as part of this assessment.

Greektown retains high degrees of integrity of location, design, setting, feeling, and association. Changes to buildings result in a retention of moderate degrees of integrity of materials and workmanship.

The period of significance for the district is 1920-1963. This timeframe encompasses Greek immigrants' settlement in the area and extends to the 50-year age consideration from the present date because of the continued Greek ethnic presence in the neighborhood. The boundary for the Greektown Historic District encompasses the area shown on the location map and site plan submitted with this determination of eligibility; contributing and noncontributing resources are delineated on associated mapping.

#### Works Consulted

Alexander, Robert L. "Baltimore Row House of the Early Nineteenth Century". The University of Iowa Press, 1975.  
Gordon, Suzanne. "Hellenic Island Within a City: Greek Town is a Colorful, Flavorful Old Enclave in East Baltimore." The Baltimore Sun. 14 March 1971, p. SM4.

"Greek Orthodox Church Marks Anniversary." The Baltimore Sun. 28 March 1981, p. A8.

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Kreiner, Deborah Marie. "The Greek Population in Baltimore." The Enoch Pratt Free Library. 15 December 1970.

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Mapudas, Peter. "Greek Coffee Houses Remain Stag Sanctum." The Baltimore Sun. 9 May 1963.

Mayo, Marlyn B.; Neil, Worrell; Lewis, Patricia. "Ethnic Data Packet: 'Greeks'." The Enoch Pratt Free Library, Maryland Department. 19 April 1979.

Nugent, Tom. "Bar Odyssey: Dundalk to Fells Point." The Baltimore Sun. 10 March 1978, p. B1.

----. "T. G. I. F.: Greek Weekend: The Play Ethic Relaxing in Athens East (Baltimore, That Is)." The Baltimore Sun. 21 December 1979, p. B1.

Pietila, Antero. "Greektown's Rise No Myth." The Baltimore Sun. 22 June 2004, p. 1B.

Rehart, Isane. "Greektown Grocery Tycoon for 50 Years, Jimmy has Everything from Olives to Oil." The Baltimore Sun. 12 April 1979, p. B1.

Schoeps, Martha H. "Greek Easter: Tradition Takes Precedence." The Baltimore Sun. 20 April 1978.

Smith, C. Fraser. "Battle for the Neighborhoods Opens in Greektown." The Baltimore Sun. 21 November 1985, p. E1.

St. Nicholas Greek Orthodox Church of Baltimore. <http://stnicholasmd.org/about.php?page=history>, accessed on March 18, 2012.

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Reviewer, Office of Preservation Services\_\_\_\_\_  
Date\_\_\_\_\_  
Reviewer, National Register Program\_\_\_\_\_  
Date

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0 200 400 800 Feet

May 2012

# Greektown Historic District (B-1368) Baltimore, Maryland



## Location Map

0 1,000 2,000 4,000 Feet

May 2012

Source: Baltimore East  
USGS 7.5' DRG



## PHOTO LOG

### **B-1368, Greektown Historic District**

B-1368\_2012-02-21\_01

-View of façade and corner elevation at Eastern Avenue and S. Leigh Street

B-1368\_2012-02-21\_02

-Streetscape view looking northwest at the corner of Gough Street and Oldham Street

B-1368\_2012-02-21\_03

-600 block of Oldham Street

B-1368\_2012-02-21\_04

-Façade view at 610-14 S. Macon Street

B-1368\_2012-02-21\_05

-629-631 Oldham Street, looking east

B-1368\_2012-02-21\_06

-The corner of Oldham Street and Fait Avenue

B-1368\_2012-02-21\_07

-Street view of the corner of Fait Avenue and S. Ponca Street, looking northeast

B-1368\_2012-02-21\_08

-Streetscape view, porch and stair detail along Oldham Street, north of Gough Street

B-1368\_2012-02-21\_09

-605-611 Oldham Street, looking southeast

B-1368\_2012-02-21\_10

-600 block of Oldham Street

B-1368\_2012-02-21\_11

-613-631 Oldham Street, looking southwest

B-1368\_2012-02-21\_12

-East façade at 526-528 Newkirk

B-1368\_2012-02-21\_13

-East façade, corner entrance at Newkirk and Fleet Streets

B-1368\_2012-02-21\_14

-South elevation, corner entrance southeast corner of Fleet Street and S. Newkirk Street

B-1368\_2012-02-21\_15

-Streetscape looking at the corner of S. Macon Street and Bank Street

B-1368\_2012-02-21\_16

-Streetscape view, S. Macon Street between Fleet Street and Foster Avenue

B-1368\_2012-02-21\_17

-908-910 S. Ponca Street, looking west

B-1368\_2012-02-21\_18

-Corner of S. Ponca Street and Hudson Street, looking southwest

B-1368\_2012-02-21\_19

-900 block of S. Ponca Street, looking northwest

B-1368\_2012-02-21\_20

--Streetscape view of Quail Street near Fait Street, looking southeast

B-1368\_2012-02-21\_21

-4900 block of Fait Street, looking northwest

B-1368\_2012-02-21\_22

-800 block of Quail Street, looking southwest

B-1368\_2012-02-21\_23

-Streetscape looking south along Eastern Avenue at the corner of Eastern Avenue and Oldham Street

B-1368\_2012-02-21\_24

-Streetscape looking northwest at the corner of Eastern Avenue and Oldham Street

B-1368\_2012-02-21\_25

-Streetscape view looking east on Eastern Avenue at the corner of Eastern and S. Macon Street

B-1368\_2012-02-21\_26

-Alley view looking north from Fleet Street, between S. Macon Street and S. Leigh Street

B-1368\_2012-02-21\_27

-Streetscape looking north toward Eastern Avenue; S. Macon Street between Fleet Street and Eastern Avenue.

B-1368\_2012-02-21\_28

-Alley view looking south from Fleet Street, between S. Macon Street and S. Leigh Street

B-1368\_2012-02-21\_29

-Detail of art glass, 528 S. Macon Street

B-1368\_2012-02-21\_30

-Detail of marble stair, 528 S. Macon Street

HP 100 Gray Photo ink on HP glossy premium plus photo paper. CD-R Gold.





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Greektown Historic District

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Views of north facade and corner elevation at  
Eastern Avenue and S. Leigh Street

1/30



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Streetscape view looking north west, at the  
corner of Gough Street and Oldham Street

2/30





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600 block, Oldham Street

3/30



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facade view at 610-14 S. Macon Street

9/30





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629-31 Oldham Street, looking East

5/30



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The corner of Oldham Street 2nd Pitt Avenue

6/30



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Streetview of corner of East Avenue and  
S. Ponce Street, looking northeast

7/30





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Streetscape view; porch and stair detail along  
Oldham Street, north of Gough Street

8/30



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605-611 Oldtown Street, looking Southeast

9/30



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600 block of Oldham Street

10/30



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613-631 Oldham Street, looking southwest

11/30





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East facade at 526-28 Newkirk

12/30



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East facade, corner entrance at Newkirk  
Street and Fleet Street

13/30



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South elevation, Corner entrance at southeast  
corner of Fleet Street and S. Newkirk Street

14/30





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Streetscape looking northwest from Bank Street at  
the corner of S. Mason Street and Bank Street

15/30



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Streetscape View, S. Molean Street between Fleet +  
Street and Foster Avenue

16/30



B-1368

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908-910 S. Ponca Street, looking west.

17/30



B-1368

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Corner of S. Ponce Street and Hudson Street,  
Looking Southwest.

18/30





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900 block of S. Ponca Street, looking northwest.

19/30



B-1368

Greentown Historic District

Baltimore City 116

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2/21/12

Streetscape of Queen Street near Fair Street  
looking southeast

20/30



B-1368

Greentown Historic District

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4900 block of Fort Street, looking northwest

21/30



B-1368

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800 block of Quail Street, looking Southwest

22/30





BEER-WINES  
LIQUORS

TOM'S BAR

PACKAGED  
GOODS

ATHENS

GREEK TOWN

410-563-5555

B-1368

Greentown Historic District

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Streetscape looking South along Eastern Avenue  
at the corner of Eastern Avenue and  
Oldham Street

23/50



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Galvestone City, TX

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Streetscape looking northwest at the corner  
of Eastern Avenue and Oldham Street

24/30



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Streetscape view looking east down Eastern Avenue  
at the corner of Eastern Avenue and S. Macdon Street

25/30



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Greektown Historic District

Baltimore, City, MD

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Alley view looking north from Fleet Street,  
between S. Myron Street and S. Leigh Street

26/30





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2/21/12

Streetscape, looking north toward Eastern Avenue

S. Macon Street between Fleet Street and Eastern Avenue

27/30



B-1368

Greektown Historic District

Baltimore City, MD

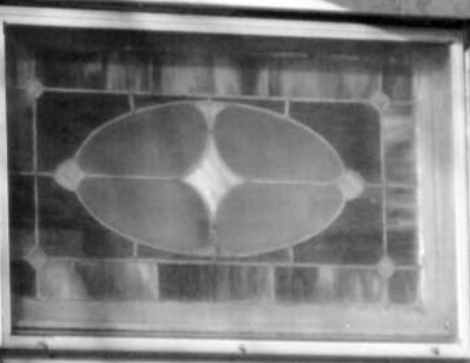
S. Roberts

2/21/12

Alley view looking south from Fleet Street,  
between S. Mason Street and S. Leigh Street

28/30

528



B-1368

Greektown Historic District

Baltimore City, MD

B. Roberts

2/21/12

Detail of Art glass, 528 S. Mason Street

29/30



B-1368

Greektown Historic District

Baltimore City, MD

B. Roberts.

02/24/12

Detail of Marble Stair, 528 S. Mason Street

30/30